



**HISTORIC PRESERVATION
COMMISSION**

Bob Gasser, Chair
Richard Pagoria, Vice-Chair
Mike Deskin
Elias Esquer
Ann Patterson
Stuart Siefer, RA
Liz Wilson

Alternate Member:
David Scheatzle, PhD, FAIA, PE

♦ ♦ ♦

**HISTORIC PRESERVATION
OFFICER**
Joseph G. Nucci, RA



The City of Tempe is a
Certified Local Government,
in association with the United
States Department of the
Interior/National Park Service



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Tempe Historic Preservation Commission (Tempe HPC)

MEETING MINUTES

Meeting Date: Thursday, November 10, 2005

Location: Tempe Public Library
Program Room,

Commissioners Present: Mike Deskin (6:13)
Elias Esquer
Bob Gasser
Rich Pagoria
Ann Patterson (6:33)
Stu Siefer (6:22)

Staff Present: Amy Douglass, Museum Administrator
Joe Nucci, HPO
Mark Vinson, City Architect

Public Present: Dan Killoren ASU
Vic Linoff 85285
Pamela Rector 85283

Call to Order: 6:05 pm, Bob Gasser, Chair

I. Welcome and Introductions

Chairman Gasser acknowledged public attendance and asked for introductions around the room. Pamela Rector noted this is the second HPC meeting she has attended saying she is interested in learning more about historic preservation and the process of the Commission. Dan Killoren said he is a student at ASU, is volunteering at the Tempe Historical Museum, and is interested in Tempe history and historic preservation.

II. Approval of Minutes

Chairman Gasser called for discussion of the minutes of the September 8, 2005 Tempe HPC meeting. Hearing no discussion he then called for a motion to approve the minutes.

MOTION MADE BY COMMISSIONER PAGORIA AND SECONDED BY COMMISSIONER ESQUER TO APPROVE MINUTES OF THE OCTOBER 13, 2005, TEMPE HPC MEETING. MOTION CARRIED 4-0 WITH HPO AS QUORUM AND COMMISSIONERS DESKIN, PATTERSON, AND SIEFER ARRIVING AFTER THE VOTE.

Mr. Gasser requested that the proceedings transcript be tailored-down for Ann's sake in editing.

III. Discuss and Consider Second-Tier Subdivisions

Chairman Gasser noted that Commissioner Wilson, an authority on post-war residential architecture in the Phoenix metro area, was unable to make tonight's meeting. He noted that on August 27 the Commission took a van tour of the 25 so-called second-tier subdivisions. Afterwards, the Commission reached a consensus to adjust the period of significance for the post-war period in Tempe from 1945-1960 to 1945-1958, leaving 20 second-tier post-war historic subdivisions as candidate historic districts.

Mr. Gasser directed attention to the summary sheet prepared by Ms. Wilson and included in the packet that reports the historic characteristics of the 20 subdivisions at a glance. He stated the intent of tonight's meeting is to narrow down this list and to develop criteria and to refine the second-tier candidates.

He referred to notes from the tour produced by Commissioner Patterson that suggested the Campus Homes subdivision and the Date Palm Manor subdivision as best candidates. He said the Commission should look at the other 18 in further detail, but that Campus Homes jumps out as the only Del E Webb development in Tempe—featuring mature trees, flood irrigation, and a unique window-wall feature, while Date Palm Manor exemplifies large upscale homes, a unique date palm streetscape, custom homes, and is thought to be the first subdivision in Tempe built with paved streets and sidewalks.

The chairman recommended the Commission focus on the seven first-tier subdivisions and work toward getting them established as districts and, in addition, move Campus Homes and Date Palm Manor into the first-tier group. He added, that if any of the remaining 18 historic subdivisions identified for further consideration wants to approach the Commission, the Commission would be open to that idea. Meanwhile, the Commission should emphasize designating these nine candidates as historic districts.

Commissioner Pagoria concurred, stating that it would be helpful to the city, to owners, and to developers to understand which subdivisions the Commission is recommending as districts and which are not being considered further at this time.

Commissioner Deskin asked how to refer to the two additional proposed subdivisions. Mr. Gasser suggested identifying the group of first-tier subdivisions, along with Campus Homes and Date Palm Manor, as "Priority Eligible Historic Subdivisions".

Commissioner Pagoria noted that a number of commissioners have volunteered to do a walk-by with Commissioner Wilson. HPO Nucci indicated suggested dates for this are Saturday, December 3 or 11, or Sunday, December 4 or 10.

Mr. Gasser said the Park Tract subdivision, the University Park subdivision, the Roosevelt Addition, and others should be approached to come forward with nominations. He said the Maple Ash Neighborhood Association should be made aware that this is an important step to save the character of their neighborhood.

Mr. Deskin indicated that MANA lacks the money to prepare a nomination. HPO Nucci indicated there is little cost involved in preparing a local nomination as this is mostly done for the applicant by City Staff. Mr. Gasser said this was explained to Neighborhood Representatives several times, most recently at a Neighborhood Meeting on Sunday, June 5, 2005, at the Tempe Woman's Club, when the Commission delivered an application for the Tempe Historic Property Register along with an explanation that, by ordinance, properties listed on the Tempe Register get City assistance, including financial and technical assistance, in preparing grant applications along with potential third party sponsorship for Heritage Fund and other grants.

MOTION MADE BY COMMISSIONER SIEFER AND SECONDED BY COMMISSIONER PAGORIA TO ADD THE CAMPUS HOMES SUBDIVISION AND THE DATE PALM MANOR SUBDIVISION TO THE LIST OF FIRST-TIER SUBDIVISIONS AND THAT THE COMMISSION FOCUS ON OBTAINING NOMINATIONS TO THE TEMPE HISTORIC PROPERTY REGISTER FROM THAT GROUP OF CANDIDATES. MOTION CARRIED 6 TO 0.

Mr. Siefer asked that the Commission prepare a statement of the eligibility criteria used for distinguishing Campus Homes and Date Palm Manor from the remaining field of historic subdivisions. HPO Nucci recommended that a context-based thematic evaluation be completed for the entire candidate field. He said that bypassing this step is an error that could result in random designation of districts since it departs from the process recommended by Ms. Wilson and previously agreed to by Commission consensus.

Vic Linoff recommended a detailed evaluation of the two subdivisions included in the list of Priority Eligible Historic Subdivisions to verify and document impressions formed to date.

IV. Discuss and Consider Flood Irrigation

Mr. Gasser said that on December 8 Water Utility Department Manager Don Hawkes will discuss the Tempe water conservation incentives program. He said flood-irrigated landscapes are a character-defining feature of many eligible historic districts and that WUD should be aware of this significance and the city should coordinate activities and adjust its programs to take this into consideration. HPO Nucci indicated that WUD, as a public utility, is required to make benefits available equally in its service area, however, the Mayor and Council can set policy that reflect special conditions within the area.

Mr. Deskin suggested that flood-irrigated properties located in eligible historic eligible subdivisions could benefit from sound water conservation practices without discontinuing irrigation and without adversely affecting the contributing status of properties. Commissioner Siefer indicated that the City should not continue to publicly, albeit inadvertently, subsidize diminishing the historic integrity of Cultural Resource Areas.

V. Discussion from HPO Report –

Mr. Gasser noted that on October 25, 2005, the Tempe Planning & Zoning Commission recommended authorizing historic designation for the CENTENNIAL HOUSE, 601 West 3rd Street. City Council has scheduled a first public hearing on the issue November 17. He said that on October 25 the Planning & Zoning Commission also approved a Planned Area Development for FARMER-GOODWIN ARCHITECTURAL OFFICE AND TOWN HOMES at 820 and 830 S. Farmer Avenue, subject to conditions. The proposed Planned Area Development is located on the northwest corner of Farmer Avenue and Ninth Street, and consists of 10 new three-story town houses and an architectural office within the historic Farmer-Goodwin House.

City Architect Vinson said the Design Review Board also approved this recommendation subject to conditions. None of the conditions listed by P&Z or DRB addressed the HPC recommendations of October 13. He said that if the Commission wishes to influence the process they should offer conditions rather than recommendations.

VI. Discuss and consider City bond election

Chairman Gasser noted the City is contemplating a bond referendum for the May 16, 2006, General Election. Mr. Linoff indicated that if the Commission wants preservation programs considered for the bond package, it should act now because the first cut by city finance is imminent.

Mr. Gasser noted that the Commission supports the creation of a preservation fund and that the bond election offers an opportunity toward this end. He suggested that commissioners contact Council members and ask them to include preservation funding in the bond package. Mr. Linoff suggested developing talking points to ensure a uniform message.

VII. Additional discussion

Dr. Douglass requested a letter of support for a Heritage Fund grant application to repair the roof of the historic 1915 D. J. Frankenberg House, listed on the Tempe Historic Property Register. The grant request also includes funding to prepare a National Register Nomination.

There was consensus for the chair to provide a letter of support on behalf of the Commission to Arizona State Parks Grants Section for a Heritage Fund grant for the 1915 D. J. Frankenberg House.

Mr. Gasser noted that he and city staff will make a presentation to representatives of the Borden Homes Historic District on November 14 with regard to developing Borden Homes Historic District Design Guidelines. He invited members to attend. He said State Historic Preservation Office Staff will also make a presentation.

Meeting adjourned at approximately 7:40 PM.

Minutes scheduled for Tempe HPC adoption on 12/08/2005.

Bob Gasser, Chair

“Tempe 1950s subdivision summary” (attachment 1)



Rdevpub/HistoricPreservation/HPCmins111005.doc

Meeting minutes are produced from a transcript of proceedings. The transcript of proceedings and the minutes are available on request from Tempe HPO.

HPCmins111005.doc filed City Clerk 12/09/05 Krosschell, Connie; Fillmore, Karen; Stennerson, Julie & posted to www.tempe.gov/historicpres

Draft issued for review comments to:

Review comments received from:

☒ Pam Rector 85283

☐

Frequently Used Abbreviations or Acronyms:

ABOR – Arizona Board Of Regents: Arizona's state universities are under the jurisdiction and control of the Arizona Board of Regents. The state universities are operationally independent from each other, but, together with the Board, they comprise the principal components of the system of coordinated governance established by the Board and known as the Arizona University System.

ADEQ – Arizona Department of Environmental Quality: Established by the Arizona Legislature in 1986 in response to growing concerns about groundwater quality, ADEQ today administers a variety of programs to improve the health and welfare of our citizens and ensure the quality of Arizona's air, land and water resources meets healthful, regulatory standards.

ADWR – Arizona Department of Water Resources: Created in 1980 to ensure dependable long-term water supplies for Arizona's growing communities, the ADWR administers state water laws (except those related to water quality), explores methods of augmenting water supplies to meet future demands, and works to develop public policies that promote conservation and equitable distribution of water.

APF – Arizona Preservation Foundation: Arizona's only non-profit statewide historic preservation organization. Founded in 1979, APF is dedicated to preserving Arizona's historical, archaeological, architectural, and cultural resources.

ASLA – American Society of Landscape Architects: Founded in 1899, the ASLA is the national professional association representing landscape architects and promoting the landscape architecture profession and advancing the practice through advocacy, education, communication, and fellowship.

CCDC – Central City Development Committee: Formed in August 2004, when the Tempe City Council identified committees for the next two years. The entire council will serve on the Central City Development Committee of the Whole, which will address development at Town Lake, the Papago Park area and downtown.

CDD – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects and is managed by Chris Salomone.

CLG – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs. The City of Tempe became a CLG in 1995.

DSD – Development Services Department: Tempe Development Services Department is charged with the responsibility of enhancing the quality of Tempe's living environment, assuring the safety of buildings, enlarging the City's economic base and assisting low and moderate income households. The Tempe Historic Preservation Office is an agency of the Development Services Department.

EPA – Environmental Protection Agency: Authorized under Executive Order 11102 on December 4, 1970, the mission of the Environmental Protection Agency is to protect human health and the environment by working for a cleaner, healthier environment for the American people.

FAIA – Fellow of the American Institute of Architects: an honor awarded to members of the American Institute of Architects, members of the prestigious College of Fellows are recognized for having made significant contributions to the profession.

HPAC – Historic Preservation Advisory Committee: Arizona State Parks is governed by the State Parks Board and receives direction and oversight from several advisory committees and groups such as the Historic Preservation Advisory Committee, also known as HPAC.

IRS – Issue Review Session: Mayor and Council public meeting where members of the public may come forward and talk with City Council during the "Call to the Audience" at the beginning of the IRS.

JRC – Joint Review Committee: Authorized under Resolution No. 2004.75 on 8/19/04, this seven-member board has four ASU positions and three City positions and is formed to review projects within the Mixed Use/Education zone.

PCBs – polychlorinated biphenyls: Toxic and persistent chemicals primarily used as insulating fluids in heavy-duty electrical equipment in power plants, industries, and large buildings across the country, most PCB applications were effectively eliminated by the Environmental Protection Agency on April 19, 1979, under final regulations banning their manufacture and phasing out most uses.

PSA – Papago Salado Association: Founded in 1992, the not-for-profit Association is a consortium of public agencies, local governments of Phoenix, Scottsdale and Tempe, and private organizations which have an interest in the area bounded by 44th Street, College Avenue, Oak Street, and University Drive. PSA promotes heritage education and is responsible for several projects to increase tourism and promote an identity for the area.

SHPO – State Historic Preservation Office: a division of Arizona State Parks, is responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources.

SRP-MIC – Salt River Pima-Maricopa Indian Community: Created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.

Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments. Meetings are held first Thursday of each month and are located at Hatton Hall, 34 E. 7th Street, Bldg. #B (public parking in Brickyard).

Tempe HPF – Tempe Historic Preservation Foundation: The Foundation is a private nonprofit corporation established in 2005, to advance the historic preservation objective of the Tempe Community at large.

Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe's prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities.

THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.

TOD – Tempe Transportation Overlay District (in production) The purpose of the TOD is to encourage appropriate land development and redevelopment consistent with and complementary to the community's focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City.

ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe.